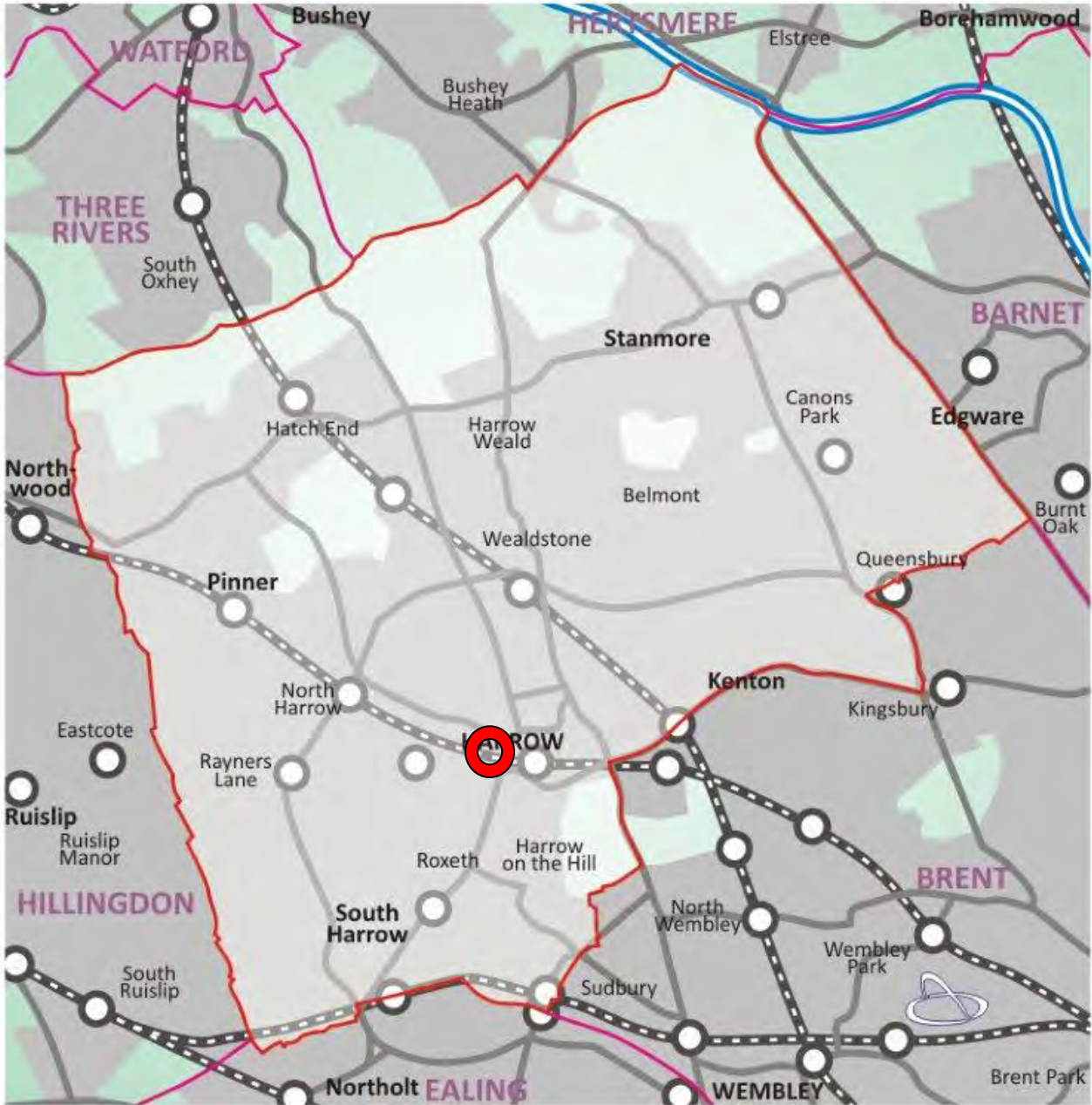
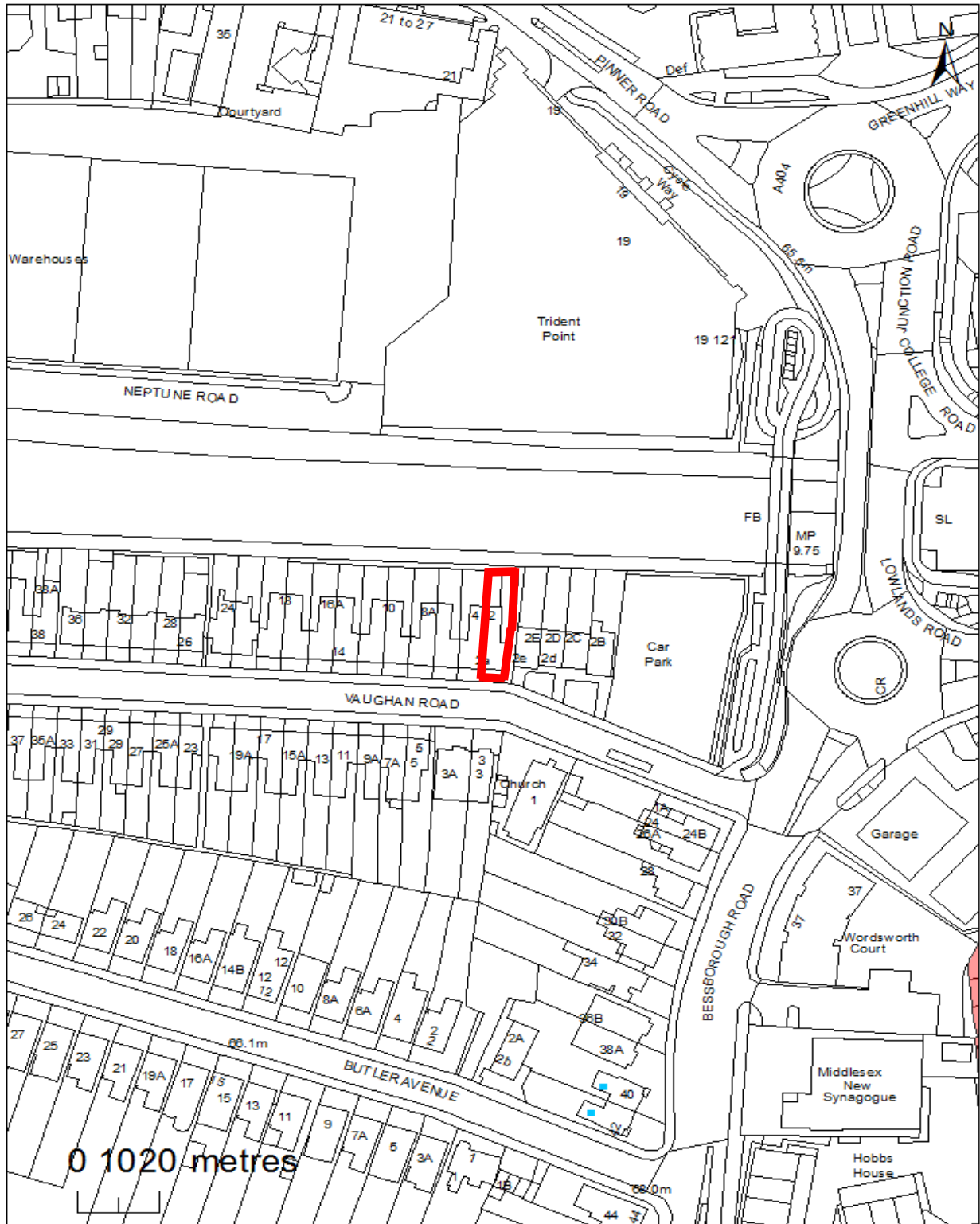


 = application site



<b>2 Vaughan Road, West Harrow</b>	<b>P/4184/17</b>
------------------------------------	------------------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



**2 Vaughan Road, West Harrow** **P/4184/17**

## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

14<sup>th</sup> December 2017

**APPLICATION NUMBER:** P/4184/17  
**VALIDATE DATE:** 19/09/2017  
**LOCATION:** 2 VAUGHAN ROAD  
**WARD:** WEST HARROW  
**POSTCODE:** HA1 4EE  
**APPLICANT:** MRS J OSBORN  
**AGENT:** N/A  
**CASE OFFICER:** KATIE PARKINS  
**EXPIRY DATE:** 7<sup>TH</sup> NOVEMBER 2017

#### **PURPOSE OF REPORT/PROPOSAL**

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal:

*Single storey rear extension*

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) **GRANT** planning permission subject to the Conditions listed in Appendix 1 of this report.

#### **REASON FOR THE RECOMMENDATIONS**

The proposed development would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

#### **INFORMATION**

This application is reported to Planning Committee as the applicant is related to a member and therefore falls outside Part 1 (C.iii) of the Scheme of Delegation.

Statutory Return Type:	E18: Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	Not applicable
Local CIL requirement:	Not applicable

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:  
Part 1: Planning Application Fact Sheet  
Part 2: Officer Assessment  
Appendix 1 – Informatives  
Appendix 2 – Site Plan  
Appendix 3 – Site Photographs  
Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

The Site	
Address	2 Vaughan Road, West Harrow, HA1 4EE
Applicant	Mrs J Osborn
Ward	West Harrow
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area. Protected View Yellow TFL Notification Zone

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application property is No.2 Vaughan Road. It is within a two-storey, end of terrace property which was purpose built as two flats. No.2 Vaughan Road is the ground floor flat, which has a private garden, directly to the rear. The first floor flat has a private garden to the side/rear of the property, adjacent the side boundary of the site.
- 1.2 The rear building line of No.2E Vaughan Road, is set-back from the host property by approximately 4m.
- 1.3 The adjoining ground floor flat at No. 4 Vaughan Road has not been previously extended to the rear.
- 1.4 There are no significant changes in ground level.

### **2.0 PROPOSAL**

- 2.1 It is proposed to build a single storey rear extension which would be a lightweight conservatory.
- 2.2 The proposed single storey rear extension would be 2.75m deep and 3.25m wide. The proposed extension would have a mono-pitched roof, with an eaves height of 2.135m and a maximum height of 2.693m.
- 2.3 It would project approximately 2.75m beyond the rear of the adjoining property, and would be set-back from the western boundary of No 2E Vaughan Road by approximately 4.8m.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history for the site.

### **4.0 CONSULTATION**

- 4.1 A total of 4 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 10/10/2017.

#### 4.3 Adjoining Properties

Number of letters Sent	4
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

#### 4.4 Statutory and Non Statutory Consultation

4.5 No statutory and non-statutory consultations were required for this scheme.

#### 4.6 External Consultation

4.7 London Underground Limited was consulted. No response was received.

### **5.0 POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

## **6.0**      **ASSESSMENT**

6.1      The main issues are;

- Character and Appearance of the Area
- Residential Amenity - Neighbouring Occupiers
- Development and Flood Risk

### **6.2**      **Character and Appearance of the Area**

6.2.1      Policy 7.4 of the London Plan (2016) requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy 7.6 of the London Plan (2016) requires buildings to make a positive contribution to a coherent public realm, streetscape and wider cityscape.

6.2.2      Policy DM1 of the Development Management Policies Local Plan seeks to ensure a high standard of development.

6.2.3      The Council's adopted SPD states that "Extensions should harmonise with the scale and architectural style of the original building, and the character of the area" (Paragraph 6.6). It goes on to say that "an extension should have a sense of proportion and balance, both in its own right and in its relationship to the original building and should not dominate the original building or surrounding area".

6.2.4      Paragraph 6.59 of the adopted SPD specifically relates to single storey rear extensions and suggests a depth of 3m on a semi-detached house. The proposed single storey rear extension with a depth of 2.75m beyond the rear wall of the original dwellinghouse, therefore complies with this guidance.

6.2.5      Paragraph 6.63 states "the height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary". The proposed single storey rear extension with a height of 2.6m to the mid-point, therefore complies with this guidance.

6.2.6      The proposed single storey rear extension would accord with paragraphs 6.59 and 6.63 of the adopted Residential Design Guide SPD in terms of depth of projection and height respectively. The height and depth of the proposed single storey rear extension would be a proportionate and subservient addition to the existing dwellinghouse and would respect the established pattern of development in the surrounding area.

6.2.7      The proposed extension is of a modest size and scale and is considered proportionate to the existing dwellinghouse. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of



the house and the area in accordance with the NPPF (2012), Harrow Core Strategy (2012) CS1.B, policies 7.4.B and 7.6.B of The London Plan, Development Management Policies Local Plan (2013) – Policy DM1 and the SPD: A Residential Design Guide (2010).

### 6.3 Residential Amenity - Neighbouring Occupiers

- 6.3.1 Policy DM1 seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.”
- 6.3.2 Paragraph 6.59 of the adopted SPD specifically relates to single storey rear extensions and suggests a depth of 3m on a semi-detached house. The proposed single storey rear extension with a depth of 2.75m beyond the rear wall of the original dwellinghouse, therefore complies with this guidance.
- 6.3.3 Paragraph 6.63 states "the height of single storey rear extensions should be minimised to restrict the impact on the amenities of neighbouring residents. Subject to site considerations, the finished height of an extension abutting a residential property should be a maximum of 3 metres on the boundary for a flat roof and for a pitched roof 3.5 metres at the mid-point of the pitch at the site boundary". The proposed single storey rear extension with a height of 2.6m to the mid-point, therefore complies with this guidance.
- 6.3.4 Paragraph 6.62 of the adopted SPD states conservatories sited within 3 metres of a boundary would normally be required to have brick flank walls or be finished with solid panels, to avoid any overlooking or perception or overlooking.
- 6.3.5 It would project approximately 2.75m beyond the rear of the adjoining property, and would be set-back from the western boundary of No 2E Vaughan Road by approximately 4.8m. Therefore, due to the modest size of the proposed extension, its siting and its relationship with neighbouring properties, the proposed extension would not appear unduly prominent nor result in a detrimental impact to the residential amenities of neighbouring properties. However, the proposed flank wall facing No.4 Vaughan Road would be adjacent to the party wall and contain full height glazing. Therefore, in order to prevent any overlooking and loss of privacy to the adjoining property, it is considered appropriate to include a condition to ensure the glazing is obscured.
- 6.3.6 In summary, the proposal is considered to be acceptable in terms of its impact to the residential amenities of neighbouring properties, in accordance to policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010), subject to conditions to prevent the installation of any further windows in the north, south and west elevations at ground and first floor levels, and a condition requiring the first floor windows in the north and south elevations to have obscured glazing and to be non-opening below 1.7m from floor level.

#### 6.4 Development and Flood Risk

- 6.4.1 The development would result in additional hardsurfacing on the site. Although the site is not located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.
- 6.4.2 The Engineering Drainage Section did not raise any objection to the proposed development.

#### 7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposal to extend the dwellinghouse with a single storey rear extension would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and in terms of flooding issues.
- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions**

#### 1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

#### 2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1:500 Block Plan ; OS Plan B&W ; Page 1 of 2; Page 2 of 2; Design and Access Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

#### 3 Materials to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To match the appearance of the original dwelling and to safeguard the appearance of the locality.

## **APPENDIX 2: INFORMATIVES**

### **Informatives**

#### 1 Policies

The following policies are relevant to this decision:  
**The National Planning Policy Framework (2012)**

**The London Plan 2016:**  
7.4B, 7.6B

**The Harrow Core Strategy 2012:**  
CS1.B

**Harrow Development Management Policies Local Plan 2013:**  
DM1 Achieving a High Standard of Development  
DM10 On Site Water Management and Surface Water Management

#### 2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

#### 3 Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
  2. building on the boundary with a neighbouring property;
  3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:  
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

#### 4 Protection of Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath,

grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

## 5 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday

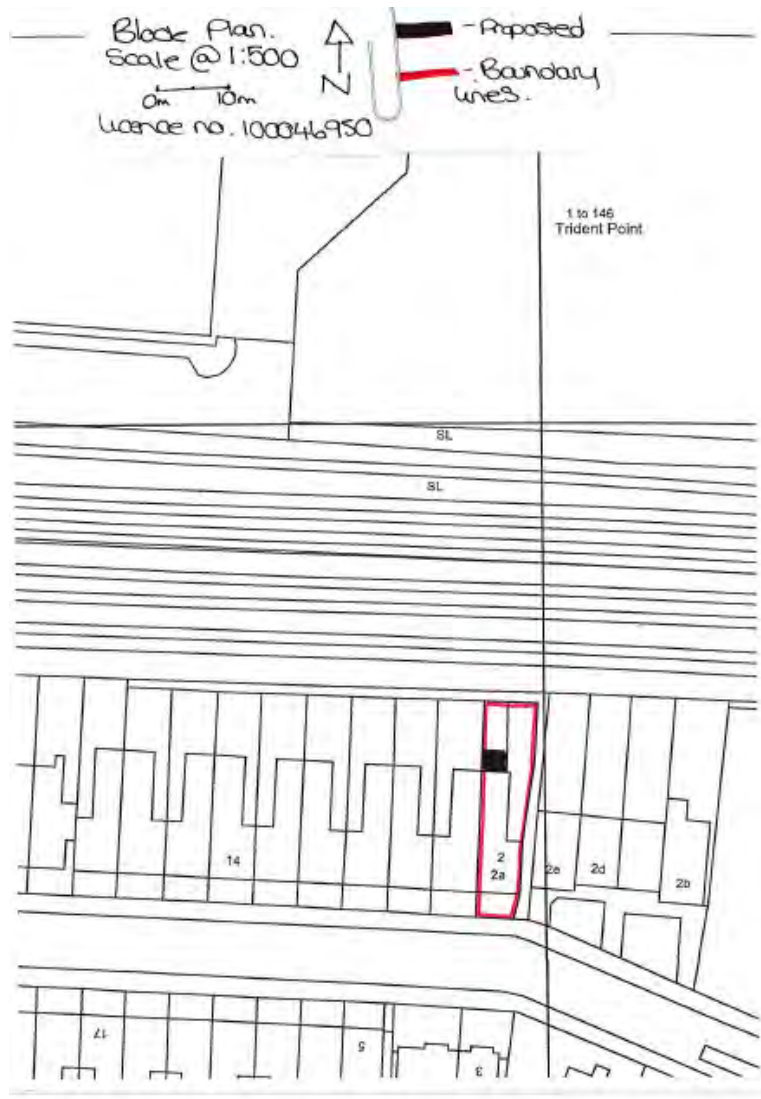
## 6 Surface Water Drainage Management

SUDS Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

# APPENDIX 3: SITE PLAN





**APPENDIX 4: SITE PHOTOGRAPHS**



*Existing rear elevation of No.2 Vaughan Road.*





*Rear elevation of the adjoining dwellinghouse, No.4 Vaughan Road*





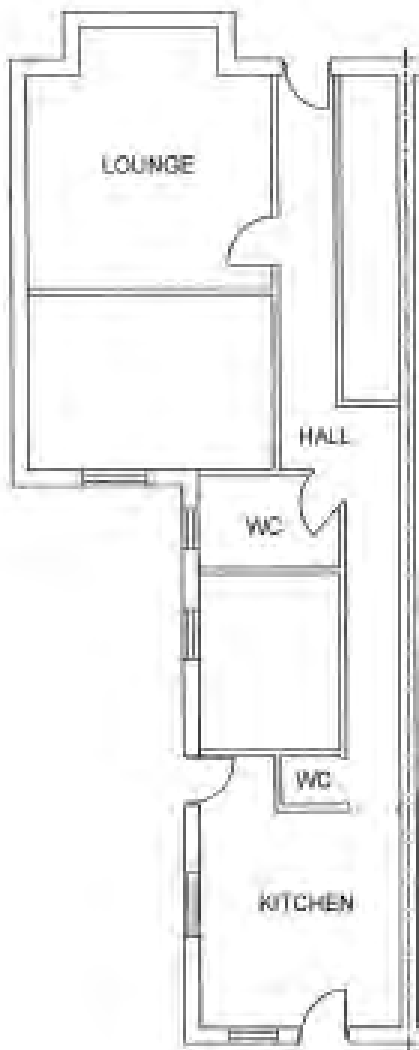
*Rear elevation of the neighbouring dwellinghouse, No.2A Vaughan Road*

## APPENDIX 5: PLANS AND ELEVATIONS

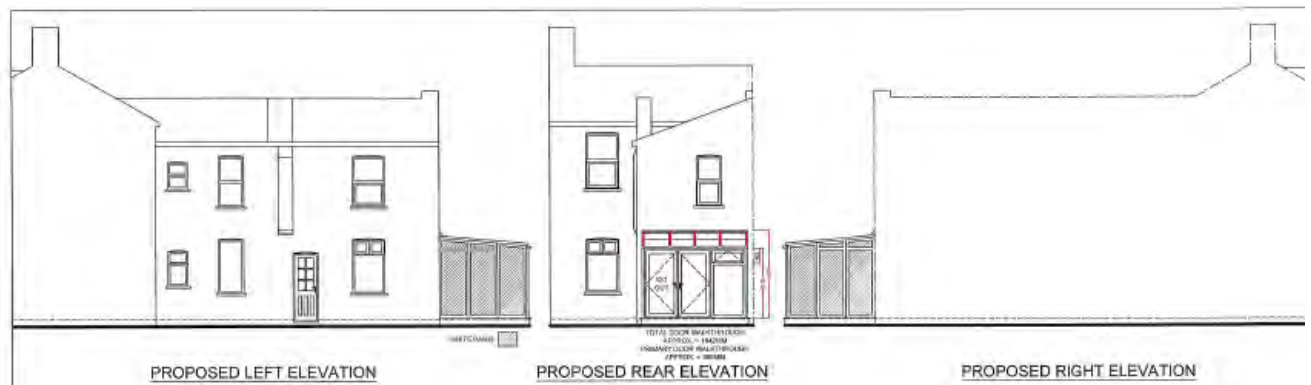
### Existing Elevations



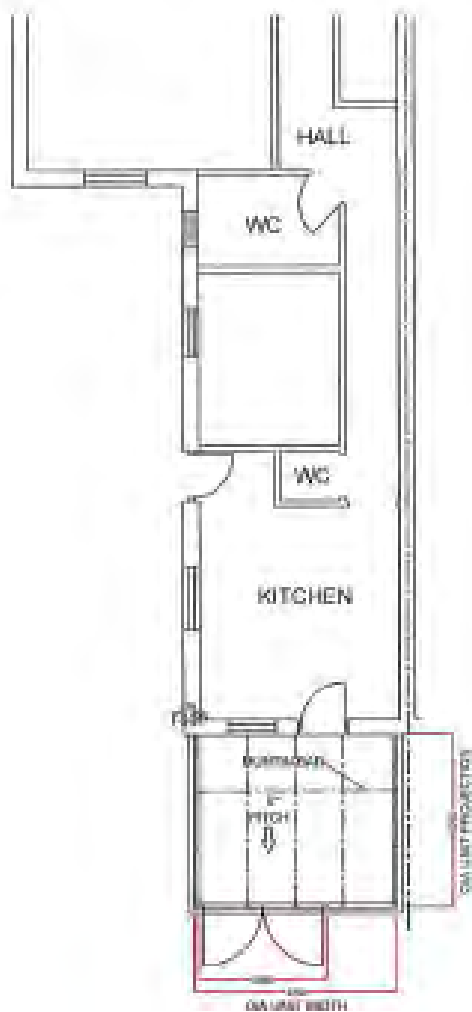
### Existing Ground Floorplan



## Proposed Elevations



## Proposed Ground Floorplan



**This page has been left intentionally blank**